127.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,300 / 621,300
					USE VALUE:	621,300 / 621,300
					ASSESSED:	621,300 / 621,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANG THOMAS T/JEAN M
Owner 2:	
Owner 3:	
Street 1:	95 TEABERRY LN
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,486 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Vinyl Exterior and 1120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4486.000	233,100		388,200	621,300
Total Card	0.103	233,100		388,200	621,300
Total Parcel	0.103	233,100		388,200	621,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 554.73 | /Parcel: 554.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81823
GIS Ref	
GIS Ref	
Insp Date	04/11/18

!9838!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,100	0	4,486.	388,200	621,300	621,300	Year End Roll	12/18/2019
2019	101	FV	195,100	0	4,486.	388,200	583,300	583,300	Year End Roll	1/3/2019
2018	101	FV	195,100	0	4,486.	343,800	538,900	538,900	Year End Roll	12/20/2017
2017	101	FV	195,100	0	4,486.	288,400	483,500	483,500	Year End Roll	1/3/2017
2016	101	FV	195,100	0	4,486.	288,400	483,500	483,500	Year End	1/4/2016
2015	101	FV	184,100	0	4,486.	249,600	433,700	433,700	Year End Roll	12/11/2014
2014	101	FV	184,100	0	4,486.	241,200	425,300	425,300	Year End Roll	12/16/2013
2013	101	FV	184,100	0	4,486.	229,600	413,700	413,700		12/13/2012

PRINT

Date	Time
12/11/20	00:14:45

LAST REV

Date	Time
12/27/19	08:13:04
apro	
9838	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANG THOMAS	916-38		1/1/1979		69,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2019	1400		9,600					
10/18/1994	554	Manual	5,200					SIDING-VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	Inspected	BS	Barbara S
4/5/2018	MEAS&NOTICE	CC	Chris C
3/10/2009	Inspected	189	PATRIOT
12/23/2008	Measured	372	PATRIOT
11/9/2000	Inspected	264	PATRIOT
11/7/2000	Hearing Chag	264	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4486		Sq. Ft.	Site		0	70.	1.24	8									388,207						388,200	

Total AC/HA: 0.10298 | Total SF/SM: 4486 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,207 | Spl Credit | Total: 388,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21451616
Const Adj.:	0.99989998
Adj $ / SQ:	127.511
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316664
Depreciation:	83599
Depreciated Total:	233065

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

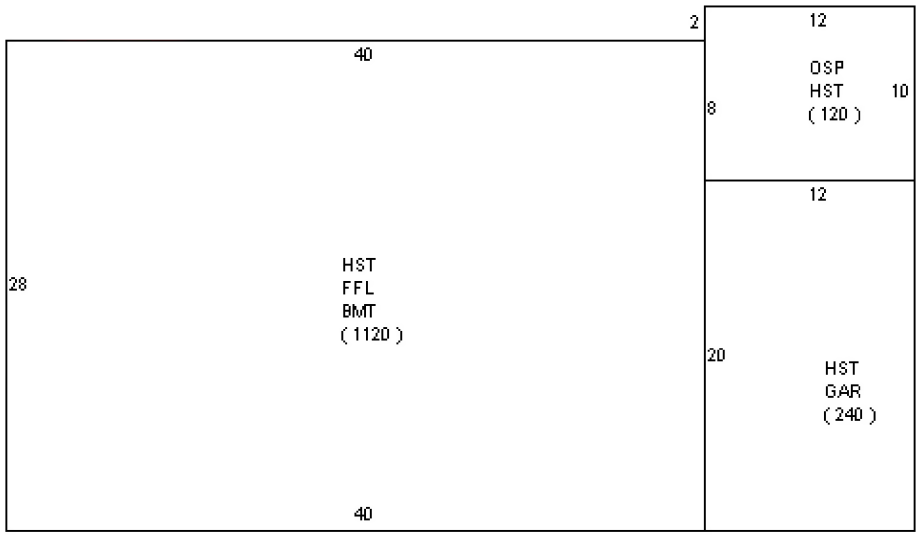
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.51
Special Features:	0	Val/Su Net:	69.79
Final Total:	233100	Val/Su SzAd	125.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	38.250	42,844
FFL	First Floor	1,120	127.510	142,813
HST	Half Story	740	76.510	56,615
GAR	Garage	240	25.410	6,099
OSP	Screen Porch	120	33.270	3,993

Net Sketched Area:	3,340			Total:	252,364
Size Ad	1860	Gross Are	4080	FinArea	1120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc